

Section D. Potential Solutions – Need to Implement an Alternative State Fair Concept

D1. Existing Conditions and Four Basic Alternative Concepts

The Partnering Committee first looked at the Existing Conditions of State Fair Park and concluded it was “crashing” on its present course. A new course or concept needed to be developed and implemented quickly, or else the State Fair will cease. The number of alternative concepts to help address State Fair Park and the other three primary operating areas are numerous. First, the Partnering Committee identified four basic alternative approaches:

- **Concept A--Bigger and Better State Fair**
- **Concept B--Similar Size (or Smaller) and Better State Fair**
- **Concept C--Mix and Match; Off-Site Campuses Alternative**
- **Concept D--No State Fair**

D2. Concept A

The Partnering Committee did not believe the Concept of a “Bigger Fair” was viable given economic realities. A bigger State Fair would need more than \$3 million of assistance per year and such a sum was not deemed realistic.

D3. Concept B Alternatives

Next, the Partnering Committee redefined and subdivided Concept B into four sub-alternatives:

- Concept B1 – Similar Size (or Smaller) & Leaner Viable Fair at State Fair Park;
- Concept B2 – Joint State and Lancaster County Fairs at State Fair Park;
- Concept B3 – Joint State and Lancaster County Fairs at Lancaster County Events Center (N.84th Street & Havelock Ave.);
- Concept B4 – New State Fair; near Interstate 80 and the Mahoney State Park Interchange, Waverly Interchange, N. 56th Street Interchange or N. 27th Street Interchange.

The Staff Group estimates that at least \$2 million of governmental assistance will be needed annually for the next 20 years to properly fund Concept B. While a \$2 million figure is very expensive, it was viewed as needed if the State desires a sustainable and viable State Fair Park.

D4. Comparison of State Fair Park under Concepts A, B1, B2, B3, B4, & D

The Partnering Committee next charted and summarized the State Fair's Existing Condition, along with the Concept A, B1, B2, B3, B4 and D on Figure 11. The size of State Fair Park campus (251 acres) is intended to be illustrated spatially from the left edge to the right edge of the page and the boxes within a concept are also sized to show comparative differences between the different Concepts. Figure 11 illustrates that horse racing could either remain at State Fair Park or be relocated to near I-80 and the Waverly Interchange, N. 56th Street Interchange or N. 27th Street Interchange.

Section D
Figure 11

Present Condition at State Fair Park

Primarily State Fair Event Facilities	Year Round Multi Purpose Facilities	Horse Racing		Events Parking	Open Space
		Live Horse Racing	Simulcast Horse Racing		

Note: For more description of the present conditions, see Appendix 6

Concept A – Bigger & Better Viable Fair at State Fair Park

Primarily State Fair Event Facilities	Year Round Multi Purpose Facilities 1. New 75,000+ Sq Ft Multi Purpose Exhibit Hall to replace 4-H and Industrial Arts Building 2. New _____ Sq Ft Multi Purpose Indoor Sports Complex developed by LPS/City/YMCA/UNL 3. New UNL Baby Devaney Center Arena & Weight Room Addition	Horse Racing		Events Parking	Open Space (Floodway)
		Live Horse Racing	Simulcast Horse Racing		
		1. New Grandstand Betting Facility 2. New One Mile Track with sports fields within the oval			
		Motel/Restaurant/Sports Lounge			

Concept B1 – Similar Size (or Smaller) & Leaner Viable Fair at State Fair Park

Primarily State Fair Event Facilities	Year Round Multi Purpose Facilities 1. New 75,000+ Sq Ft Multi Purpose Exhibit Hall to replace 4-H and Industrial Arts Building 2. New _____ Sq Ft Multi Purpose Indoor Sports Complex developed by LPS/City/YMCA/UNL	Events Parking <
---------------------------------------	---	---

Section D

Figure 11

Concept B2 – Joint State and Lancaster County Fairs at State Fair Park

Primarily State Fair & County Fair Event Facilities	<p>Year Round Multi Purpose Facilities</p> <ol style="list-style-type: none"> 1. New 75,000+ Sq Ft Multi Purpose Exhibit Hall to replace 4-H and Industrial Arts Building 2. New ____ Sq Ft Multi Purpose Indoor Sports Complex developed by LPS/City/YMCA/UNL 3. County-wide Technical High School 4. New UNL Baby Devaney Center & Weight Room Addition 5. New Horse Arena 	Events Parking	Open Space (Floodway)
Alternative Use: Lancaster County Ag Society sells site to private sector for employment center purposes.			



Horse Racing Alternative			
Alternative Sites: I-80 at Waverly N. 56 th Street N. 27 th Street	Alternative:	Live Horse Racing	Alternative: State Permits Expanded Gambling
		Assign Horse Racing to Third Party who reduces the number of live racing dates from 31 to 2 or 4 days	
		New Grandstand Betting Facility New One Mile Track	



Concept B3 – Joint State and Lancaster County Fairs at Lancaster County Events Center (N.84th & Havelock Ave.)

Primarily State Fair & County Fair Event Facilities Alternative Use: State Fair Park Used for Concept C	Year Round Multi Purpose Facilities	Events Parking	Open Space (Floodway)
--	-------------------------------------	----------------	-----------------------

Section D
Figure 11

Concept B4 – New State Fair - I-80 Interchange @ Mahoney State Park, Waverly, N. 56th Street or N. 27th Street

Primarily State Fair & County Fair Facilities	Year Round Multi Purpose Facilities	Alternative: State Permits Expanded Gambling	Horse Racing		Events Parking
			Live Horse Racing	Simulcast Horse Racing	
Alternative: New State Fair Only Facilities			New Grandstand Better Facilities Restaurant/Lounge		
			New One Mile Track		

Concept C – Mix and Match; Off-Site Campuses Alternative -- generally involves other off-premise sites and therefore the State Fair Park portion was not illustrated.

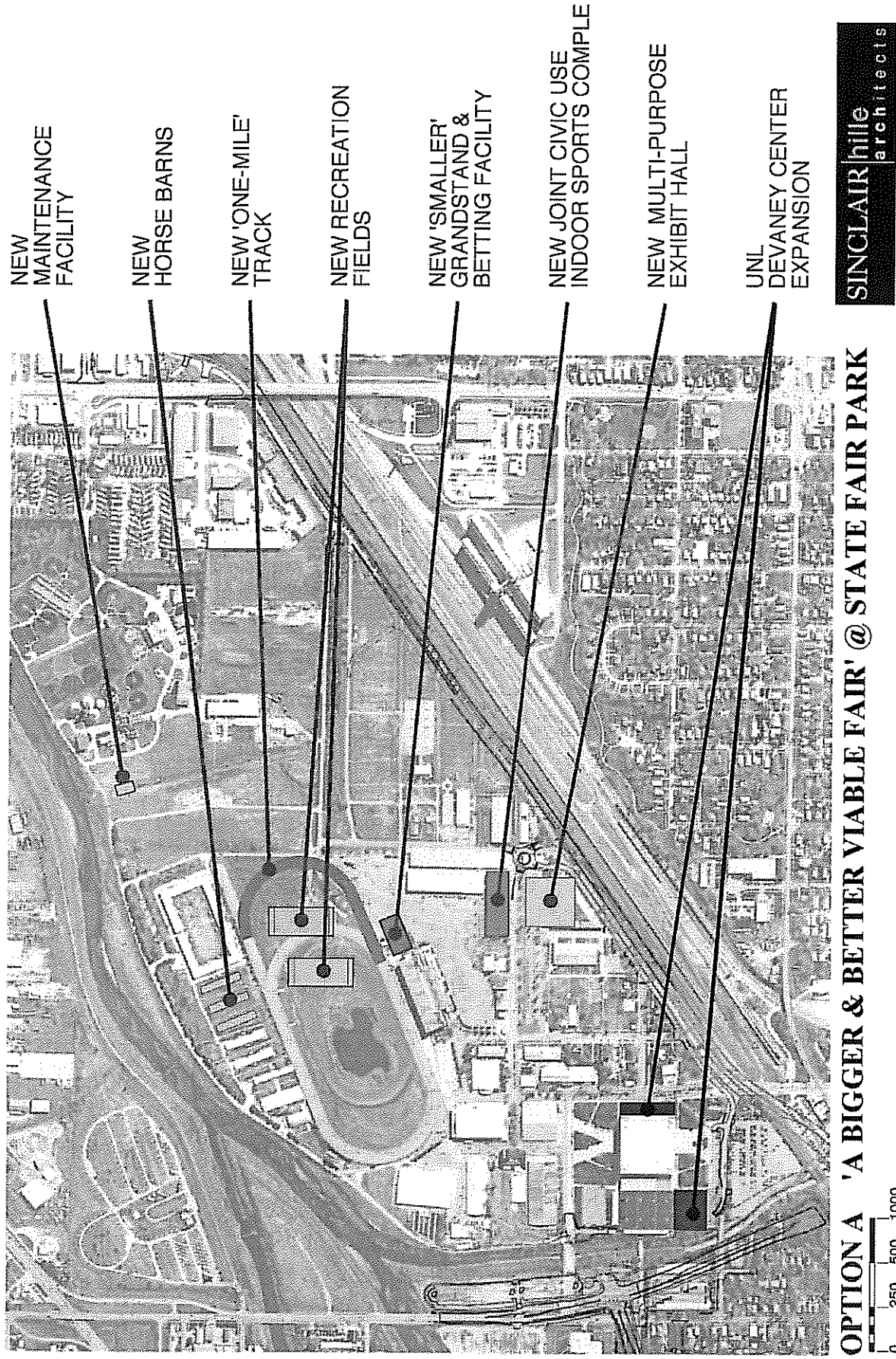
Concept D – No State Fair at State Fair Park

University Purposes 1. U of N Athletics Tennis New Baby Devaney Center & Weight Room Addition 2. Student Recreation 3. Student Housing 4. Research & Development	UNL Parking	Recreational & Park Purposes 1. New ____ sq ft. Indoor Sports Complex developed by LPS/City/YMCA 2. New Outdoor Sports Complex developed by LPS/City/YMCA	Open Space (Floodway)
		Events Parking	

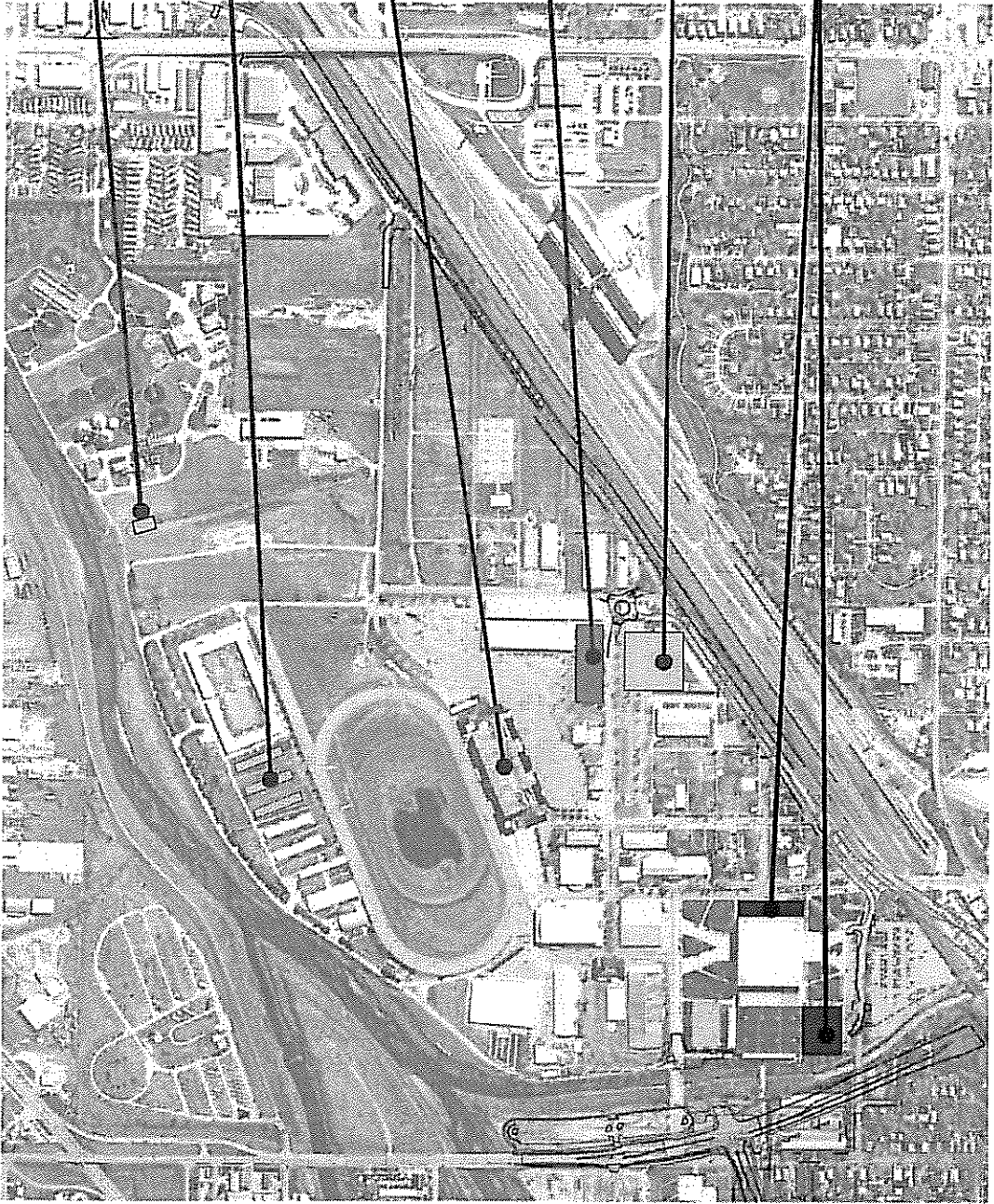
D5. The Committees Preference: Concept B2 - Joint State and Lancaster County Fairs at State Fair Park

Sinclair Hille Architects prepared illustrations of Option A, B1 and B2 (with and without horse racing). See Figures 12 through 15. The Partnering Committee reviewed and discussed the basic Concepts and expressed their strongest support for Concept B2 – Joint State and Lancaster County Fairs at State Fair Park. The Partnering Committee's preferences for the basic Concepts are shown on Figure 16.

Section D
Figure 12



Section D
Figure 13



NEW
MAINTENANCE
FACILITY

NEW
HORSE BARNs

NO HORSE RACING
AT STATE FAIR PARK:
DEMOLISH OR NEW USE
FOR EXISTING BLDG.

NEW JOINT CIVIC USE
INDOOR SPORTS COMPLEX

NEW MULTI-PURPOSE
EXHIBIT HALL

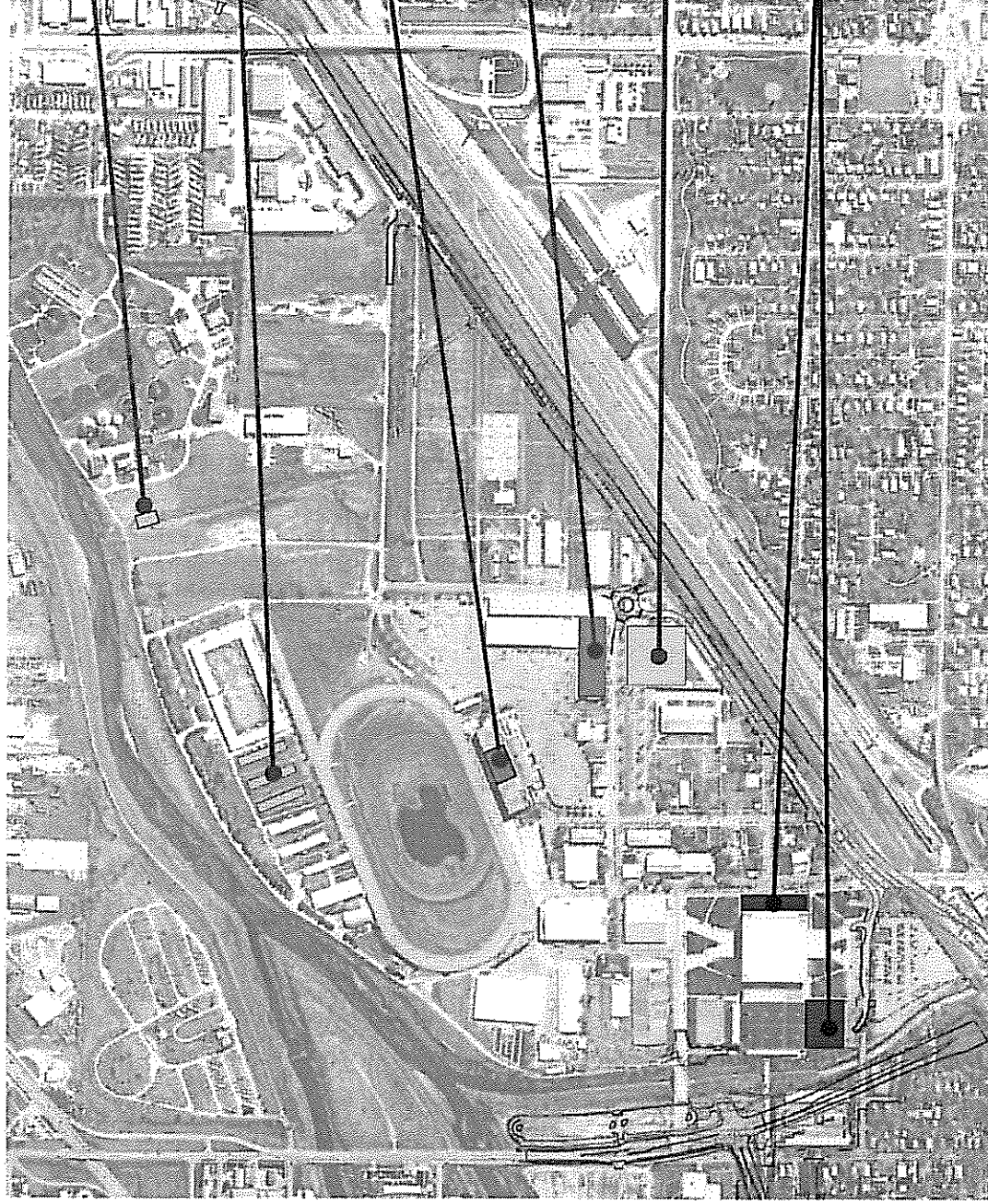
UNL
DEVANEY CENTER
EXPANSION

OPTION B-1 'STATE FAIR & UNL' @ STATE FAIR PARK



SINCLAIR **hille**
architects

Section D
Figure 14



OPTION B-2 'STATE & COUNTY FAIRS' @ STATE FAIR PARK

0 250 500 1000

NEW
MAINTENANCE
FACILITY

NEW
HORSE BARN

NEW 'SMALLER'
GRANDSTAND

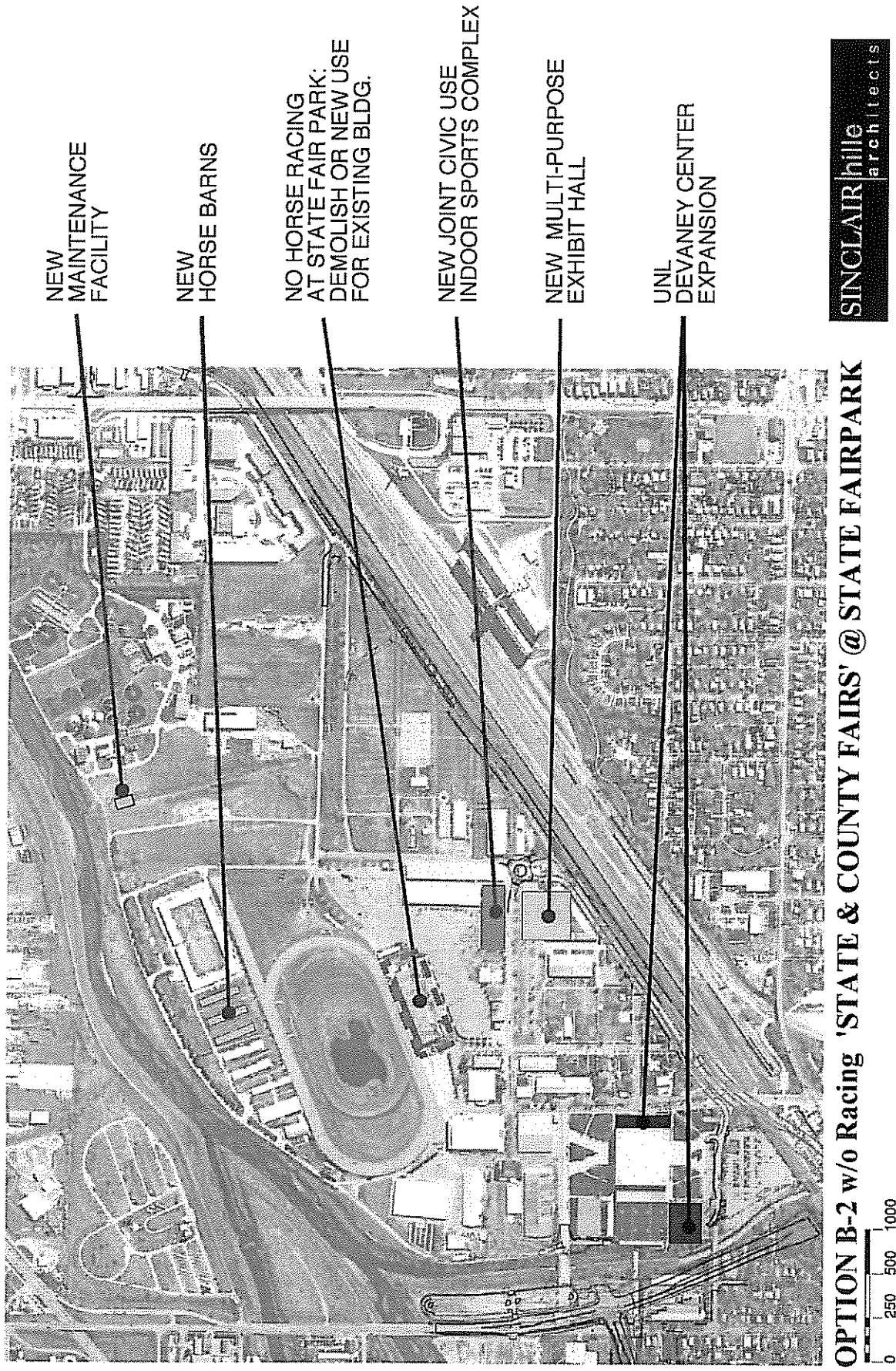
NEW JOINT CIVIC USE
INDOOR SPORTS COMPLEX

NEW MULTI-PURPOSE
EXHIBIT HALL

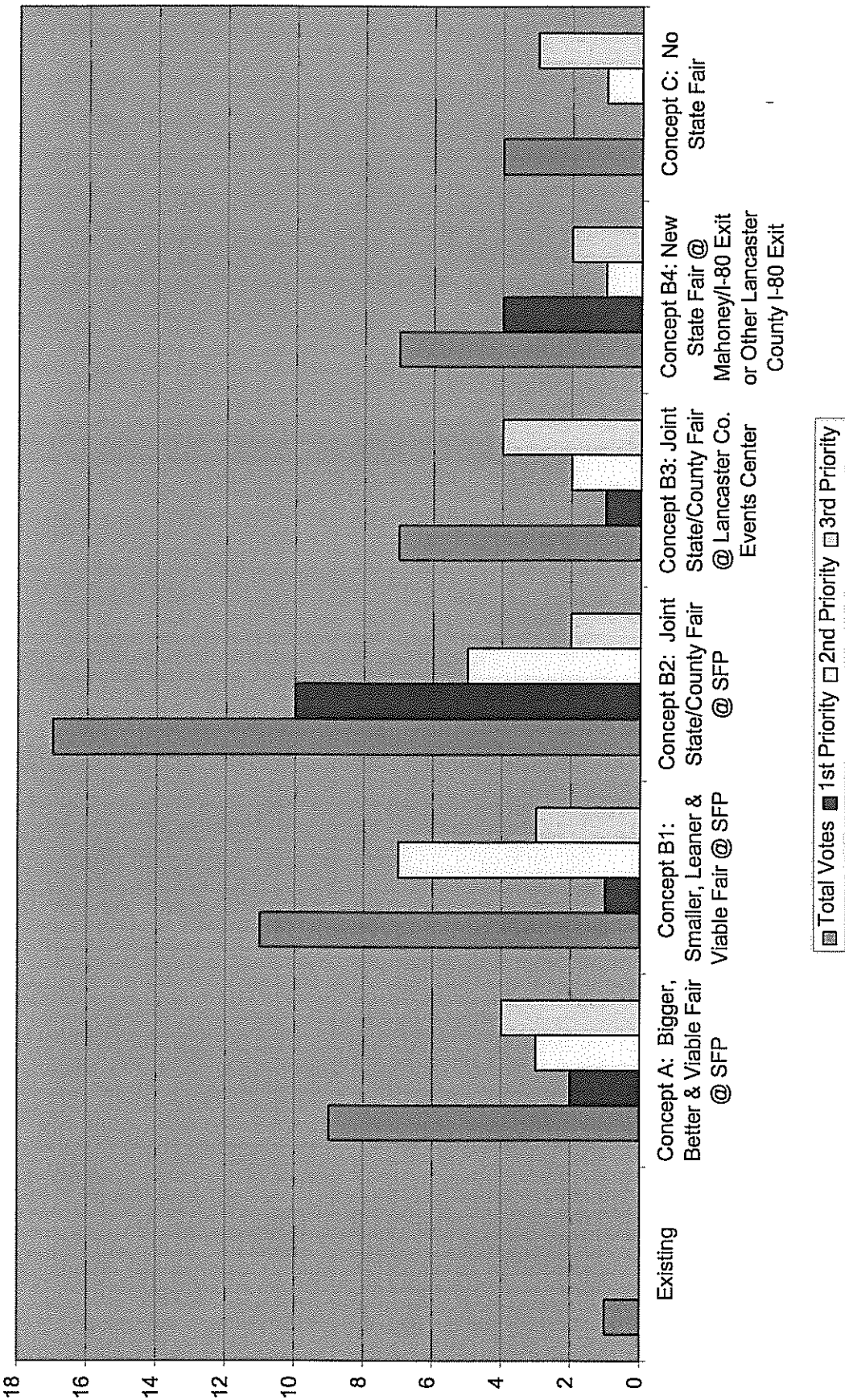
UNL
DEVANEY CENTER
EXPANSION

SINCLAIR|hille
architects

Section D
Figure 15



State Fair Park Process
Figure 11



D6. A Note of Caution to Concept B's

While savings and better economies of scale are desirable, the State Fair Board must be careful to trim the fat and waste and not the muscles and bones. For example, fewer livestock shows or concerts would result in less expense and space, but would the resulting presentation attract enough patrons to the fair buying admission tickets and products from vendors? The absence of certain strategic activities or at a certain level makes for a less exciting fair and reduces the glitz and pizzazz even further. The trick under Concept B is to create a better presentation with the same or smaller physical space.

Under Concept B2, the State Fair Staff would recommend reducing such spaces or buildings as the 4-H, Industrial Arts, Sheriff's, Administration, Dempster Building, Swine, Sheep and Goats for a reduction of 145,000 square feet. Appendix 7 contains a more detailed explanation of the State Fair Staff's version of Concept B2 and what facilities and spaces to retain or reduce.

D7. Concept C--Mix and Match; Off-Site Campuses Alternative

Through the discussion process other concept variations started to develop. Concepts B and the land uses listed in Concept D below can be mixed and matched. Smaller State Fair facilities could enable alternative non-State Fair land uses described under Concept D. Alternatively, certain present day State Fair Park land uses (e.g., State Fair or horse racing) could be relocated outside State Fair Park. Models that were included:

1. Grand Island: Move State Fair to Grand Island

a. Positive Attributes:

- i. Husker Harvest Days already successful and located in Grand Island
- ii. More central state agricultural base location

b. Negative Attributes:

- i. Relocation not supported by the Nebraska State Fair Board
- ii. Further away from the State's two largest cities
- iii. Funds to build \$30 to \$40 million of new buildings and infrastructure would have to be secured.

2. Omaha Convention Center: Move State Fair to Omaha

a. Positive Attributes:

- i. Located within the State's largest community
- ii. Attract more Omaha consumers and businesses
- iii. Site of River City Roundup (formerly Douglas County Fair)

Section D

- b. Negative Attributes:
 - i. Large capital amount needed to start over
 - ii. Space limitations
- 3. Mahoney Park Interchange Area: Move State Fair to Mahoney Park Interchange Area
 - a. Positive Attributes:
 - i. Half way between the State's two largest communities
 - ii. Attract more Omaha consumers and businesses.
 - b. Negative Attributes:
 - i. Large capital amount needed to start over.
- 4. Lancaster County Ag Society Events Center: N. 84th Street & Havelock Ave: Move State Fair to Lancaster County Ag Society Events Center.
 - a. Positive Attributes:
 - i. Present site for the Lancaster County Fair.
 - ii. Potential for shared efficiency of facilities and management; create critical mass to help insure both State Fair and County Fair survivability.
 - iii. Abutting open space. Board of Regents owns agricultural research land immediately north and west of the Lancaster County Ag Society Events Center; uncertain how difficult it would be for the University to relocate its research fields.
 - iv. May be easier to obtain beer license over entire fair site from the Lancaster County Board, thus increase potential revenue; this site would be further away from the University campus.
 - v. May be easier to secure approval for expanded gambling from the State Legislature, thus increase revenue; this site would be further away from the University campus.
 - b. Negative Attributes:
 - i. Up-front capital needed in order to improve campus area for State Fair (e.g., need for concert spaces).
 - ii. Large amount of floodplain may hamper future expansion. (See Figures 9 & 10)
 - iii. Site has few mature trees
 - iv. New residential areas developing nearby; may cause future conflicts.
 - v. Would require serious partnering effort between State Fair Board and the Lancaster County Ag Society. Previously, the two entities elected to go their separate ways in the middle 1990s.

5. State Fair Park: Move Lancaster County Fair back to State Fair Park (Concept B2)

a. Positive Attributes:

- i. Potential for shared efficiency of facilities and management; create critical mass to help insure both State Fair and County Fair survivability.
- ii. Lancaster County Ag Society could sell N. 84th Street & Havelock Avenue Events Center for private sector employment center purposes and reinvest the sales proceeds into new horse arena facilities.
- iii. State Fair Park has many mature trees.

b. Negative Attributes:

- i. Some amount of up-front capital needed in order to improve State Fair Park into a quality horse and equestrian area.
- ii. Large amount of floodplain may hamper future expansion.
- iii. Would require serious partnering effort between State Fair Board and the Lancaster County Ag Society. Previously, the two entities elected to go their separate ways in the middle 1990s.

6. Split Model #1: Move County Fair to State Fair Park; Move Horse Racing To (i) Lancaster County Ag Society Events Center or (ii) Interstate 80 Interchange (e.g., Waverly, N. 56th Street or N. 27th Street)

a. Positive Attributes:

- i. Potential for shared efficiency of facilities and management; create critical mass to help insure both State Fair and County Fair survivability.
- ii. Lancaster County Ag Society Events Center could sell a portion of the N. 84th Street & Havelock Avenue site for horse racing and the balance for private sector employment center purposes and reinvest the sales proceeds into new horse arena facilities in State Fair Park.
- iii. State Fair Park has many mature trees.
- iv. Higher visibility and traffic patterns, especially along Interstate 80 corridor. The higher visibility and traffic patterns would produce additional net revenues.

b. Negative Attributes:

- i. Some amount of up-front capital needed in order to improve State Fair Park into a quality horse and equestrian area.
- ii. Large amount of floodplain may hamper future expansion at both State Fair Park and N. 84th Street & Havelock Avenue.

Section D

- iii. Would require serious partnering effort between State Fair Board and the Lancaster County Ag Society. Previously, the two entities elected to go their separate ways in the middle 1990s.
7. Split Model # 2: Move Agrarian State Fair Activities to Husker Harvest Days; Develop State Fair Park as an Urban Fair site
- a. Positive Attributes:
 - i. Husker Harvest Days, already successful
 - ii. More central state agricultural base location
 - iii. Urban fair closer to the State's two largest cities
 - b. Negative Attributes
 - i. Relocation to Grand Island not supported by the Nebraska State Fair Board.
 - ii. The agricultural portion further away from the State's two largest cities.
 - iii. New buildings and infrastructure would have to be constructed in Grand Island, while State Fair Park would also need new or remodeled buildings and infrastructure. Issue whether such monies could be secured.

Section E. The No State Fair: Concept D

All reasonable community and statewide efforts should be made to help sustain the State Fair and its related land use activities. But for some citizens, determining the most viable alternative concept or location may require understanding the consequences of “No State Fair” and potential alternative land use patterns for State Fair Park without the annual State Fair. While it is difficult for many to fathom the thought of no State Fair, the Partnering Committee felt it was important concept to analyze.

Considerations and limitations to Concept D include:

E1. Parcels: State Fair Park has three unique parcels of land

1. The north Parcel includes the campground area and is located north of Oak Creek.
2. The Middle Parcel is a peninsula formed by the confluence of Oak Creek flowing into Salt Creek and contains no present State Fair Park activities.
3. The South Parcel is the largest parcel and comprises the main State Fair Park buildings and activities.

E2. Floodplain

1. All of the Middle Parcel and virtually all the North Parcel are located within the designated 100 year flood plain of Salt Creek and Oak Creek. Over sixty percent of the main South Parcel is also located within the designated 100 year flood plain. See Figures 9 & 10.
2. The floodplain designation restricts the ability to improve the floodplain portion of State Fair Park. The present floodplain designation is based upon only a 30% grading fill assumption rather than 100% grading fill assumption made along other Lincoln stretches of Salt Creek. That means that the present floodplain regulations would only permit a maximum fill of only 30% of the designated floodplain and the remaining 70% balance would have to remain at its present flood prone elevations.
3. A City of Lincoln task force has proposed new floodplain regulations that are based upon a “no net rise” and “no net loss” of floodplain storage requirements. If adopted by the City of Lincoln, these new standards could mean that all the existing 160 acres of floodplain area could not be filled and would limit development opportunities.

E3. Infrastructure

1. In the near future (10 to 20 years), most of the existing State Fair Park infrastructure will need to be replaced or updated.
2. Depending upon the proposed land uses, there is a probability that a substantial portion of the present infrastructure would need to be relocated and improved. The present infrastructure has a replacement value of \$8.9 million and has a depreciated value of \$2 million.
3. The Middle Parcel has no sanitary sewer line serving the area.
4. State Fair Park is surrounded by the City of Lincoln but is not located within the City of Lincoln's corporate limits. This could prove problematic. The City of Lincoln's long standing utility policies do not permit the expansion or improvement of City water or sewer outside the City limits.
5. Either the City would need to (i) annex this area (which means the City would have to take on the costly deficiencies and liabilities in the utility system and receive the potential sales tax and property tax receipts), (ii) make an exception to the City's long standing utility policies and provide water and sewer service outside the City limits, or (iii) require a redeveloper to provide alternative utility services (e.g., wells and septic tank services).
6. Presently, the State Fair Park road network is within Lancaster County's jurisdiction. However, the County does not maintain the roads within State Fair Park. The City of Lincoln presently does striping of the roadways within State Fair Park. Under Concept D, who would maintain and improve the deficient road network is a major issue involving large sums of money.
7. The City of Lincoln is a logical candidate to assume the infrastructure role, having its municipal limits totally surrounding State Fair Park. However, the City of Lincoln is presently suffering from a serious infrastructure funding shortfall for roads, water and sanitary sewer. The City is struggling to meet its future growth needs in newer areas, while trying to keep the older built Lincoln community in good repair and condition. The City's estimated infrastructure funding deficit (projected revenues vs. projected expenses) over the next 12 years is estimated at \$355 million.

E4. Access

1. Present access to State Fair Park is poor. The Burlington Northern Santa Fe Railroad tracks have coal and freight trains blocking State Fair Park southern access on the average of 5 hours out of a 24 hour period.
2. With the completion of the Antelope Valley roadway improvements in the next ten years, State Fair Park access will go from bad to very good. Long term, the east/west roadway abutting the south boundary of State Fair Park will have more projected motor vehicle trips per day than the north/south roadway abutting the west boundary of State Fair Park.
3. Antelope Valley road improvements will also provide a new full turn movement "front door" entrance to State Fair Park along the west side (N. 14th Street & Military Avenue) and two new full turn movements along the south side of State Fair Park.
4. The North Parcel presently has a full turn access movement serving the existing camp grounds without dedicated turn lanes (e.g., right and left turn lanes). Redevelopment of the North Parcel is not only limited by the floodplain, but could have future access issues. A major new traffic generating land use on the North Parcel would require new dedicated North 14th Street turn lanes. The present North 14th Street bridges (Oak Creek and Salt Creek) were not designed to accommodate the wider additional turn lanes and would likely require reconstruction or construction of two bridges at a considerable expense.
5. Access to the Middle Parcel would have similar difficulties as the North Parcel.

E5. Security/Policing

1. The State Patrol, UNL Police and a private security company provide the primary security during the State Fair. During non-fair times, security is provided by the State Fair Park Security and Lancaster County Sheriff's office.
2. . If the State Fair ceased, the security/policing responsibilities would be under the Lancaster County's Sheriff Office, unless the City annexed the area which would then bring the area under the jurisdiction of the City Police Department.

E6. Historical Buildings

1. State Fair Park contains the historic State Arsenal Building. The structure is formally recorded on the National Register of National Historical Places. The campus also contains two other historic buildings that are not nationally registered, but could be "eligible" to be registered on the National Register:
 - 4-H Building
 - Industrial Arts Building
2. State Arsenal Building: Built in 1941, the State Arsenal Building is maintained by the Nebraska Military Department. The State Arsenal Building is listed as a historic place on the National Register of Historic Places. Many fine military and war items are contained inside. In fact, there is not adequate space to properly display the many historical military items. As part of the State Fair Park's new master planning process, consideration should be given to better utilize this historical structure and allow citizens a better opportunity to see the many significant artifacts. Perhaps the structure could be relocated and incorporated into a historical village setting. The building could also be incorporated with other museum quality spaces and together help celebrate Nebraska's fine history and traditions.
3. 4-H Building and Industrial Arts Building. Built in 1931, the 4-H Building has many unique attributes and desirable features. Similarly, the Industrial Arts Building, built in 1913, has many distinguishing architectural features. Yet, both buildings have been receiving undistinguished care. The cost to properly rehabilitate these two buildings has been estimated to cost as follows (Figure 17):

4-H Building and Industrial Arts Building Rehabilitation		
Figure 17		
Category	4-H Building	Industrial Arts Building
Gross Square Feet	66,825	91,695
ADA	\$227,000	\$305,000
Fire, Life & Safety	\$251,000	\$343,500
Deferred Repairs	\$936,000	\$610,000
Energy Conservation	\$85,000	\$50,000
User Improvements	\$2,376,000	\$2,724,500
Contingency, Inflation Professional Fees (20%)	\$465,000	\$483,960
Total	\$4,650,000	\$4,839,600

Source: Nebraska State Fair Park Master Plan, September 2000

Emotionally, one would want to properly rehabilitate and restore both of these two unique buildings. But, even if the two buildings were properly rehabilitated, they would continue to have serious obsolete characteristics. On first impression, renovation does not appear to generate enough additional revenues to help offset the rehabilitation costs. There are questions whether a gap funding source could be identified to adequately address the potential revenue shortfall to properly rehabilitate and operate the two facilities in a distinguished manner.

Consideration should be made to properly document the historical and architectural features of the two buildings and find funds to safely remove the buildings in order to make room for new improvements. If private sector funds could be raised in a reasonable period of time, rehabilitation and reuse of these two grand buildings should be reconsidered. Otherwise, the community should avoid having these building continue in their present state of disrepair.

E7. Building Conditions

Other than the Ice Box and a small number of other brick buildings, most of the State Fair buildings are simple metal buildings in need of major capital repairs. There is very little air conditioned facilities and most buildings are in need of major improvements regarding ADA, life safety and energy management. From a redevelopment perspective, there are very few “sacred cows” worthy of rehabilitation. From a cost-benefit point of view, virtually all the buildings and facilities could be replaced and redevelopment patterns started over.

E8. Environmental Conditions

1. Potential environmental issues include: demolition, asbestos in old buildings, fuel tanks, old railroad tracks and building materials/rubble, buried sludge and waterway channels filled in with unknown materials.
2. To properly determine the environmental conditions, a Phase 1 and 2 Environmental Audit would be recommended. It would cost an estimated \$25,000 to \$50,000 to complete a Phase 1 and 2 Environmental Audit.

E9. Estimated Value of State Fair Park

1. There are no current appraisals indicating the fair market value of the buildings or the land. The State of Nebraska’s Insurance Replacement Value for the State Fair Park buildings and improvements shows \$57 million. Some real estate interest have indicated there is little, no value or negative value (demolition exceeds fair market value) on many of the buildings. There needs to be further discussions with the County Assessor and the Real Estate Relocation Division of the City’s Urban Development

Department to better estimate the potential fair market value of the buildings, improvements and land.

2. Figure 18 is an estimate of the land value, but assumes there are no deductions for environmental problems, demolition costs, or infrastructure renovation or repairs. Further, the following analysis does not give a credit or deduction for the large size of land area comprising State Fair Park (251 acres):

State Fair Park Estimated Market Value (251 acres)			
Figure 18			
Flood Zones (See Figures 9 & 10)	Acres (Square Feet)	Price per Square Foot	Estimated Fair Market Value
Within the designated 100 year floodplain	160 Acres (6,969,600 SF)	\$.25 to \$1.00	\$1,742,400 to \$6,969,600 Call: \$4,356,000
Within the designated 500 year floodplain	52 Acres (2,265,120 SF)	\$1.75 to \$2.50	\$3,963,960 to \$9,909,900 Call: \$6,936,930
Outside a designated floodplain	39 Acres (2,265,129 SF)	\$1.75 to \$2.75	\$3,963,960 to \$6,229,080 Call:\$5,096,505
Total	251 Acres (10,933,560SF)	Average: \$1.50	Call:\$16,389,435

Source: Staff Group

E10. State Military Department Area: West of State Fair Park on Military Avenue between N. 10th and N. 14th Streets

1. By 2007, the Military Department plans are to relocate all military functions out of this area, except for the continued use of the Armory Building located on the southeast corner of North 10th Street and Military Road.
2. Concept C plans could include both the State Fair Park area and the Military Department Area.
3. The Military buildings are generally in good shape.
4. The Military Department Area is located within the designated Salt Creek 100 year floodplain.

5. The potential reuse of the Military buildings should be sensitive to the North Bottoms neighbors, the Indian Center and floodplain issues. New land uses could include:
 - Multi-family Housing
 - Nonprofit Institutions
 - Research, Development & Technology
 - Governmental support services
 - Perimeter Parking
6. There are no known State or University of Nebraska plans for reuse of the Military buildings and grounds.

E11. State of Nebraska Land Disposal Policy

1. Vacant Building and Excess Land Committee. The State has a Vacant Building and Excess Land Committee who makes recommendations to declare property surplus. The Committee can decide that a building declared surplus can either be demolished or offered for sale or value for the following priority purposes:
 - a. State Purposes: When land or building is deemed surplus, the State first offers the surplus property to other state departments and entities or other state uses, such as the University. Some times the land is transferred based upon bids or appraised value.
 - b. Other Political Subdivision Purposes: If there are no State Purposes, then the property can be transferred based upon bids, appraised value or negotiated direct sale value to another political subdivision.
 - c. Private Sector Purpose: If there are no Other Political Subdivision Purposes, then the property can be transferred based upon bids, appraised value or negotiated direct sale value to a private sector party.
2. Potential State Purposes
 - a. New building facility for State agencies such as Agriculture, Environmental Quality, or Game & Parks.
 - b. The current and past Governors have encouraged new State government office facilities to be in Downtown Lincoln.

Section E

- c. The demand for new State government office space is very low.
- d. State government location factors associated with State Fair Park would include close proximity to other governmental entities or governmental entities that work closely with the University of Nebraska.

3. Potential University Purposes.

With the new Antelope Valley pedestrian trails, there is good pedestrian connection between State Fair Park, City campus and East Campus. Possible uses that the University officials and the Board of Regents should further explore include:

- a. Athletic Department:
 - New smaller arena abutting Devaney Center, weight room, indoor and outdoor tennis)
- b. UNL Student Housing
- c. UNL Student Recreation:
 - Multipurpose sports fields
- d. Perimeter University Parking:
 - Parking needs are projected to increase by 2006 and 2007 due to parking being displaced by Antelope Valley projects
- e. Research & Development

4. Other Political Subdivisions Potential Purposes (federal and local governments).

- a. Construct a new State and Lincoln Sports Complex. LPS, City Parks & Recreation Department, YMCA, UNL Nebraska State Games, and others should form a new partnership entity to construct and operate a new State and capital city sports complex that could include:
 - i. New multipurpose indoor sports facility: Basketball, rollerblade, volleyball, wrestling, swimming pool, etc.
 - ii. New multipurpose outdoor sports facility: football, soccer, baseball, softball, track, bmx, etc. The facility could be similar to Seacrest Field (football), Hartog Field (baseball). There is the potential to use the effluents from the City of Lincoln's Theresa Street Sanitary Sewer Plant to irrigate the fields.

Section E

- iii. Perhaps portions of the present Grandstand could be used for spectator viewing.
 - iv. The new complex could be used for state tournaments such as youth and high school state championships and Nebraska State Games. Similar city youth, high school and adult recreational programs, games and championship events could be held in the central city location to help produce a quality sports facility in a cost effective and collaborative way. Such a facility could make Lincoln a major sports center, similar to Indianapolis, Indiana.
- b. County-wide Technical High School
- i. Potential for Norris Public School District, Malcolm Public School District, Waverly Public School District and Lincoln Public School District to partner on a county-wide high school for technical educational programs, such as computer programming, drafting, mechanics, and other important trades. Other affiliated partners could include the University of Nebraska and Southeast Community College.
 - ii. The facility could have a student capacity of approximately 1,500 students and need 30 to 40 acres, assuming no athletic programs.
- c. Government Engineering and Maintenance Facilities
- i. Possibility for a new shared campus facility for engineering and maintenance services.
 - ii. Potential governmental partners could include City of Lincoln Public Works Department, City Parks and Recreation Department, Lincoln Public Schools, County Engineer, 911, Radio Shop, Traffic Command Center, Building Commission, and State Game & Parks Commission.
 - iii. From the City of Lincoln's perspective, such a facility would be in close proximity to the City's Water Department and Waste Water Department.
 - iv. Negative aspects include the aesthetics of such a facility along a major entryway leading into the downtown and university areas and floodplain issues.

5. Private Sector Uses

Section E

In the event the governmental uses do not pre-empt the private sector development, the private sector would find the centrally located State Fair Park attractive.

Positive Attributes include:

- Central City location
- Adjacent to UNL
- High visibility and access from future Antelope Valley Roadway
- Large tract of land
- Potential Tax Increment Financing
- Attractive pedestrian Antelope Valley waterway

Negative attributes could include:

- Proximity to Theresa Street Wastewater Facility, railroad tracks and grain elevator
- Potential environmental issues
- Infrastructure deficiencies

- a. Employment Center for office, service, research, development, technology and light manufacturing
 - i. Potential interface with the University of Nebraska research.
 - ii. Fairly isolated from surrounding residential neighborhoods and generally abuts other commercial and utility services
- b. Entertainment activities:
 - i. Waterpark for all ages (indoor or outdoor activities) affiliated with a motel to encourage tourism
 - ii. Amusement Park / Theme Park / Arcade
- c. Hotel/Motel/Restaurant
 - i. This land use would only be successful as a secondary land use which supports a primary land uses such as an employment center or waterpark.
 - ii. Potential locations could include the access points off of the North/South or East/West Roadways
- d. Neighborhood Services/Grocery Store
- e. Unlikely Land Uses
 - i. Convention, Exhibition, Meeting, Arena Multi-Purpose Facility: According to the Randall Marketing officials, such a facility should be

Section E

located in Downtown and within walking distance to support services such as hotels, restaurant, shopping and entertainment.

- ii. Traditional Family Housing: The area is near undesirable land uses (e.g., Theresa Street Wastewater Treatment Plant, railroad tracks) and would be generally isolated from other residential neighborhoods.